

Implementation and Funding Strategy

The Phasing Plan and Potential Funding Sources outline an initial strategy for development of improvements and new facilities within Laurel Park. During the period of time over which park improvements will be implemented, the availability of funding along with other factors, such as an increased demand for certain park facilities, may affect implementation phases. The township must be flexible and adapt to these changes as it moves forward with the park's development.

Phasing Plan

The implementation strategy revolves around the concept of addressing immediate needs in a logical construction sequence. The Phasing Plan outlined below summarizes potential projects for phased implementation of construction at Laurel Park and references the phasing plan map included at the end of this chapter.

It is important to consider that this sequence may be modified to address any potential changes in opportunity or demands that may occur in the coming years and as project funding becomes available. Different project components can be constructed concurrently, again dependant on available funding and dedication of township resources for maintenance and operations.

Phase 1

- Entry Signage
- Improved Circulation and Parking
- Initial .4 mile Loop Trail
- Site Amenities
- Buffer Planting

Phase 2

- New Concession Stand with Pavilion Area and Restrooms
- New and Expanded Playground
- Site Amenities

Phase 3

- New 90' base path baseball field
- Traffic Connection from Laurel Park to Lower Elementary
- Wetland Boardwalk between Laurel Park and Lower Elementary
- Additional Loop Trail Construction

Phase 4

- Amphitheater
- Renovate Multi-Purpose Fields
- Additional Parking
- Additional Loop Trail Construction

Phase 5

- Existing Baseball Field Reorientation
- Finalize Loop Trail Construction

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Phase 6

New Library (Expansion to Existing Township Building)

New Post Office

Cost

A detailed estimate of probable construction costs for the proposed improvements was compiled based upon the proposed improvements shown on the draft plan. Specific construction costs for improvements have been grouped according to the proposed project phasing described in this Chapter. Costs for the future library and post office building, Phase 6, are not included in the total improvement cost.

Laurel Park Costs:

Phase 1 Improvements	\$ 358,954
Phase 2 Improvements	\$ 757,243
Phase 3 Improvements	\$ 417,020
Phase 4 Improvements	\$ 359,493
<u>Phase 5 Improvements</u>	<u>\$ 180,551</u>
Improvements Total Cost:	\$2,073,261

Unit costs figures are based upon the construction fees for similar projects and reflect prevailing wages that are required for public construction jobs. The improvements total for each phase includes a 10% contingency and 10% engineering design fee. A detailed opinion of probable development costs is located in appendix of this report.

Potential Funding Sources

The Community Conservation Partnership Program (C2P2)

The State of Pennsylvania makes available grant money to municipal governments through this program to support greenway and park planning, design, and development. Applications for these grants are due in the fall of each year, and a 50 percent match is required from the local project sponsor. The amount of maximum award varies with the requested activity. Land acquisition and construction (development) grants typically range from \$150,000 to \$200,000. Having completed the master plan, Solebury Township will be in an appropriate position to apply for a development grant in 2006, if so desired. If interested in applying for a grant for Laurel Park, it is recommended that the township meet with the regional DCNR advisor as soon as possible. Additional information can be accessed at: <http://www.dcnr.state.pa.us/brc/grants/>

Growing Greener 2

Growing Greener is the largest single investment of state funds in Pennsylvania's history. Growing Greener funds can be used for farmland-preservation projects; preserving open space; cleanup of abandoned mines, watershed planning; recreational trails and parks; and to help communities address land use concerns. Eligible applicants include non-profit groups, counties, and municipalities. A local match of 15% is required. The match can be met with cash, or in-kind goods and/or services. Additional information is available at:

<http://www.depweb.state.pa.us/growinggreener/site/default.asp>

Pennsylvania Department of Community and Economic Development (DCED)

DCED's mission includes four elements that each has a relationship to parks and greenways: economic development, travel and tourism, technical assistance, and community development. The Community Revitalization Program is an applicable funding program that supports local initiatives aimed at improving a community's quality of life and improving business conditions. These grants, typically range from \$5,000 to over \$50,000, require the active support of state legislators. Additional information can be accessed at: <http://www.newpa.com/default.aspx?id=1>

Private Foundations

There are various corporations and foundations, which support public works such as park improvements. The competition for these funds has become brisk, but the opportunities should be researched. Funding must often be to non-profit organizations.

Schools

The New Hope Solebury School Districts may also be of assistance in several ways. The student body might get involved with clubs, fundraising events, and site cleanup days. Also, considering the proximity of Lower Elementary to Laurel Park, the faculty could incorporate the park site into various outdoor curricula with students helping to develop and possibly maintain the park as part of a classroom assignment or after school club. While the amount of funds raised may be relatively small, this process builds constituents and support for the park, critical to its long-term success.

Friends-of-the-Park

Similar to participation by school groups, the establishment of a non-profit 501 (C) (3) friends group can help raise grass roots funding for the park and provide a conduit for tax deductible donations and foundation funding.

Regulatory Considerations

A number of permit requirements will apply to this project. These must be addressed during the various phases of design and bidding.

Wetlands Delineation

A wetland delineation study must be performed to indicate the presence of any jurisdictional wetlands. The wetland disturbance associated with the installation of the wetland boardwalk would have to be mitigated accordingly with review and approval from the US Army Corps of Engineers and the PA DEP.

The township will also be required to conduct a search of the Pennsylvania Natural Diversity Index to ascertain whether there are any potential species of concern in the area.

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Stormwater Management

Most construction projects in the park that will involve the disturbance of more than one acre of earth disturbance are required to obtain an NPDES Stormwater Permit for Construction Activities. As part of the NPDES permitting process, it must be determined if there are any contaminated soils on site. Environmental testing may be necessary considering the public works maintenance activities that have taken place at the site over time.

Erosion and Sedimentation Control

All projects must comply with the stipulations of PA Code Chapter 102, Erosion and Sediment Control. Temporary erosion and sedimentation control measures must be installed for any earthmoving project.

Highway Occupancy

While the Sугan Road entrances are not proposed to be physically altered, the proposed circulation pattern revisions at the site will increase traffic use of the existing entrances. While the low volume permit designation for these entrances can accommodate the additional traffic, it is recommended that the township notify PennDOT of the intention to change the use of the approved Highway Occupancy permits.

Land Development

Park design is usually not specifically addressed in municipal ordinances. Solebury Township will have to decide which, if any, provisions from local requirements will be applied to this project. Laurel Park improvements have historically been subject to Land Development review and approval by the Board of Supervisors.

Building Codes

The township may dictate that certain codes apply pertaining to such things as structural, electrical, plumbing, and mechanical aspects for the proposed concession building, future library, and future post office building.

Wastewater Disposal

Depending on the type of wastewater disposal method selected, permission may have to be obtained from local, county, and/or state agencies.

Utility Connections

If any other connections to public utilities are necessary, individual authorities and utility companies will have to be contacted regarding their specific requirements.